

GROVE PARK, CAMBERWELL, SE5
FREEHOLD
OFFERS IN EXCESS OF £2,000,000



SPEC

Bedrooms : 4
Receptions : 2
Bathrooms : 3

FEATURES

Off Street Parking
80 ft Garden
Period Features
Prized Location
Freehold



GROVE PARK SE5
FREEHOLD



GROVE PARK SE5
FREEHOLD



GROVE PARK SE5
FREEHOLD



Substantial Four Double-Bedroom Victorian Home with OSP, Balcony and 80ft Garden - CHAIN FREE.

A most elegant and spacious red-bricked Victorian four bedroom home along this much-celebrated leafy, mature residential street! The accommodation comprises four proper double bedrooms (one en suite), a huge double reception with adjoining storage/study space, large kitchen/diner, vast family bathroom, additional shower room and a fantastic lower ground floor cellar with laundry arrangement. The rear garden stretches almost 80ft of tranquil leafiness and you further benefit from an off-street parking bay. From the house you can enjoy the many delights of Bellenden Road, Camberwell, East Dulwich and Peckham within an easy, quiet stroll. Lovely local parks include Warwick Gardens, Lettsom Gardens and the expansive Peckham Rye Common. Transport is taken care of with nearby Denmark Hill and Peckham Rye Stations offering fast, frequent services to London Bridge, Elephant and Castle, Blackfriars and the fantastic London Overground Line to Shoreditch, Clapham and Canada Water for the Jubilee Line.

The exterior is delightful and stands proudly next to abundant period loveliness. It's a tree-lined, peaceful yet well connected street known for its proximity to both Camberwell and Peckham. Heading inward you meet a welcoming hall with high ceilings. Wooden floors continue to the vast double reception which boasts picture rails, wood-burning stove, integrated shelving and low level storage units. There's a wide square bay window to the front and rear glass doors leading to a neat storage space that in turn opens to the garden.

Toward the end of the hall you find a long and well-stocked kitchen/diner with wide wooden cabinets, double oven, extractor hood and blue splashback tiling. The dining area is dual aspect with two side aspect windows and lovely glass doors leading to your expansive rear garden that sprawls a lavish 80 ft! The lower ground has excellent storage potential as well as a laundry space with plumbing for the washing machine.

Upward to the first return you meet a rear-facing family bathroom with both walk-in shower and a roll top bath. This precedes French doors that open onto your magnificent balcony from whence you can enjoy garden views. Completing the rear return is an additional shower room with wc. Upward to the first floor you meet a fine full-width front-facing double bedroom with two casement windows. Original stained glass crown both and there are twin wardrobes, picture rails, cornicing and timber flooring. A second double sits next door with picture rails and a rear aspect. The top floor supplies two further double bedrooms. The rear of these has two separate storage points and the loftiest of the garden views. The front-facing number has access to a large ensuite and a tiptop streetscape.

The transport options are excellent; Denmark Hill station (Zone 2) for fast, regular services to Victoria and Blackfriars is a five minute walk away. The highly rated Windrush Line also serves Denmark Hill. Clapham High Street, Clapham Junction, Islington, Shoreditch and Canary Wharf (via Canada Water) are all easy as pie to reach. There are also a multitude of buses running on either Grove Lane (two minutes away) or Camberwell Church Street (a seven minute walk) into the City and the West End. Local eateries will keep you perpetually calorie counting - we love The Camberwell Arms, a winner of the Observer Food Monthly's Best Sunday Lunch award, five minutes down the Grove. Camberwell Art School and the Dulwich Foundation schools are all a short drive or bus ride away and there are plenty of shops nearby including a host of independent food shops on Camberwell Church Street and Camberwell Green, plus a modern library and playground. The shops and foodie hotspots of Peckham and East Dulwich are also in walking distance. Keeping fit? Camberwell Baths is stunning and within an easy canter. Ruskin Park is a short hop and you have the Butterfly Tennis Club on your doorstep.

Tenure: Freehold

Council Tax Band: G

GROVE PARK SE5
FREEHOLD

105, Grove park



TOTAL APPROX.FLOOR AREA 229.56 SQ.M. (2471 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.
Dulwich Energy Assessors Ltd with © London Living www.london-living.com

GROVE PARK SE5
FREEHOLD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			78
(39-54) E		55	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	

All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.

